

Jennifer Jastremsky, AICP Planner II
Draper City Community Development Department
1020 East Pioneer Road
Draper, UT 84020

Dear Jennifer,

This is David, the resident at Cranberry Hill community. I am writing to you regarding the public hearing case (APP#: 140603-11535S) of Grassroots Skin Care Home Occupation CUP. My home is just adjacent to the address of the applicant (Michelle Young). I am concerned about the traffic, kids' safety and personnel complexity caused by this proposed home business. There are so many kids playing around in this pleasant neighborhood. I am **strongly against** this case and hope keeping Cranberry Hill a quiet, peaceful and happy residential community. If you have any questions about my comments, please contact me by 801-675-8886. Thank you very much!

Best regards,

David

Thornberry Dr.
Draper, UT 84020

(Note: As you can imagine, this is a sensitive issue and I am the neighbor of the applicant, I hope keep my name and address confidential. Thanks!)



Dear Draper City Planning Commission.

My name is Tim Smith, I live at 538 E. High Berry Lane in Draper. I am contacting you regarding your proposed development, Draper Crossing at Kimball's Lane on 118th South, which is located directly behind my home.

I understand that you are looking at changing this land from RA1 to RM2. I understand that you want to provide housing opportunities for more people in Draper, in an accessible location next to Trax stations. It is a beautiful piece of land and is obviously an attractive opportunity for Castlewood development.

When I was beginning my family 18 years ago, I felt the same way. One of the main reasons I moved to this location was because of the open area and the peacefulness that seemed to be rare in this area. These homes, with horse pastures behind me, were a big influence in my choice to move to this house in Draper. My children love the horses and open space, and we have felt secure and safe here.

As you can imagine, it is a huge disappointment to us, and our many neighbors, that this might be taken away. Of course if there is not much we can do at this point to stop this development we would appreciate your taking into account our concerns and consider our proposed solutions so that we might be able to come to a compromise.

A few proposals that would address our concerns would be the following:

1. A clear delineation should be made to separate this development from the Cranberry Hill Development and other properties that it touches. Since the proposal would involve removing the existing fencing that separates our property, Castlewood Development should erect a concrete based fence that clearly separates the two developments and surrounding properties. The neighborhood is in strong agreement that this fence should be at least 10 feet high and be aesthetically pleasing. This would help alleviate concerns about traffic between the two neighborhoods, and other concerns, including our children being able to play in a contained and protected back yard.
2. The recent modifications on the north end of the development that include adding a small park with trees next to Jason England's property, and moving the townhomes further east so as to be less visible from High Berry Lane, should be upheld. This area would also have the same fencing as mentioned in proposal #1.
3. Castlewood would provide visual barriers or trees on its property by the borders of Cranberry Hill and other surrounding properties.
4. The surrounding neighbors would like to be reassured that this development would have high standards of building materials, Home and Townhome design, and upkeep. There should be a homeowners association that protects the good integrity of this development, and thus the surrounding neighbors for the long term.

Thank you for your consideration in these proposals. I hope that both neighborhoods would be able to enjoy the goodwill that currently exists in this community.

Thank you,



Jennifer Jastremsky

From: Lois Swindlehurst [lswindle2208@comcast.net]
Sent: Friday, June 20, 2014 6:30 PM
To: Jennifer Jastremsky
Subject: Draper Crossing at Kimball Ln.
Attachments: DSCN0022.JPG; DSCN0010.JPG; DSCN0011.JPG; DSCN0012.JPG; DSCN0013.JPG; DSCN0021.JPG; DSCN0022.JPG

June 20, 2014

Dear Jennifer:

This letter is a follow up to our meeting with you last Monday regarding the development of the property at Draper Crossing Kimball Ln. Thank you for answering the questions we had. As we indicated our main concern is having a walkway/path from Cranberry Hill to the Porter Rockwell Trail that runs behind our house and the Trax station. We have taken a few pictures of the pathway along the side of our house that people use to get to the trail and Trax station at 11800 South. We are including these for your review. If you need copies of these photos for the committee, we would be more than happy to provide them.

Our other questions may or may not be able to be answered at the upcoming public meeting on June 26, 2014. However, here are a few of our questions:

1. Is the developer going to fence this community;
2. Roadway into the development;
3. Number of Units planned for the development;
4. The type of units that are going to be built. i.e. one, two or three story condos or townhouses;
5. Price of units;
6. Is construction going to be in phases. How long does the developer plan for construction.
7. How far is the buffer from Cranberry Hill Estates.
8. Has a traffic impact study been done for 118th Kimball Lane as it pertains to the elementary, middle and high school on the same road.
9. If units are not sold is it the intention of the developer to rent.
10. What impact will this development have on the current property values in the area.

We understand that there is a similar development proposed at approximately 350 East off Kimball Lane as well. What impact are these two developments going to have on the traffic, and infrastructure, such as the utilities, i.e. water, sewer, etc. in our area.

We appreciate your time and we plan on attending the public meeting on June 26, 2014 at 6:30 p.m.

Thank you

Richard & Lois Swindlehurst
11707 Thornberry Drive
Draper, Utah 84020
Home: 801-523-1540
Work: 801-999-4557
Cell: 801-916-1164

Picture Attached

Swindlehurst Pictures: Existing trail access to Porter Rockwell Trail from High Berry Lane



RE: Draper Crossing at Kimballs Ln. Zoning and General Plan Map Amendments
App #: 140527-561E

The Cranberry Hill Development is zoned R3 for single family homes. The new Ivory Home Development off High Berry Lane was recently re-zoned from RA1 to R3. Because the Ivory Home plans were in keeping with the neighborhood, the majority of Cranberry Hill residents did not oppose the change to complete this phase of the Cranberry Hill development.

Cranberry Hill residents assume Draper City will keep the Cranberry Hill Development in tact with the R3 zoning throughout our established neighborhood. The change from RA1 to RM2 allowing town homes to back High Berry Lane, sit adjacent to a future home lot and an established home site is an encroachment upon our neighborhood.

As residents we have an expectation to maintain our neighborhood and its sight lines. We urge the planning commission to set apart the property that fronts High Berry Lane and not re-zone that parcel for placement of high density dwellings.

As residents we look forward to working with the developer in an effort to make both Cranberry Hill and Castlewood developments a success

Thank You,

Cranberry Hill Residents